## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

44 Greenwood Street, Briar Hill Vic 3088

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,900,000		&		\$2,000,000			
Median sale p	rice							
Median price	\$1,001,000	Pro	Property Type Hous		se		Suburb	Briar Hill
Period - From	01/10/2023	to	30/09/2024		So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	42 Greenwood St BRIAR HILL 3088	\$1,950,000	21/12/2024
2			
3			

#### OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/01/2025 08:48









Property Type: Development Site (Res) Land Size: 1269 sqm approx Agent Comments Indicative Selling Price \$1,900,000 - \$2,000,000 Median House Price Year ending September 2024: \$1,001,000

# **Comparable Properties**



 42 Greenwood St BRIAR HILL 3088 (REI)
 Agent Comments

 Image: Price: \$1,950,000
 Image: \$1,950,000

 Method: Private Sale
 Date: 21/12/2024

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Property Type: House Land Size: 661 sqm approx

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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